

PLANNING BOARD MINUTES

April 9, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present

Rick Okerman, Secretary – Present

Ruth-Ellen Post, Regular Member – Present

Neelima Gogumalla, Alternate – Not Seated

Dennis Senibaldi, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present

Walter Kolodziej, Regular Member – Present

Pam Skinner, Regular Member – Present

Bruce Breton, Selectmen Member – Present

STAFF:

Al Turner, Director of Planning and Development – Present

Shaun Logue, Town Planner – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance.

MINUTES:

- Ms. Skinner motioned to approve the April 2 minutes. Mr. Breton seconded. Passed 5-0-1. Ms. Post abstained;
- Ms. Post motioned to approve the March 19 minutes. Mr. Kolodziej seconded. Passed 5-0-1. Mr. Breton abstained.

CORRESPONDENCE:

- Press release from the Windham Police Department in regards to the intersection of Rt 111 and Wall Street;
- Email from Richard Messina, owner of the Manor Motel, regarding the potential future development of the site. Mr. Turner will get more information from Mr. Messina for the Board to review and tentatively scheduled for April 23;
- Dredge and fill permit for the bridge crossing on Castle Hill Road. Mr. Turner will get more information for the Board;
- Copy of a letter to the Selectmen from Attorney DiFruscia regarding parking for Griffin Park;
- Letter regarding three aggregate crushing plants with one engine at 62 Haverhill Road;
- Letter from DES regarding 17 Oak Street;
- Town and City Magazine;
- Workshop flyer entitled Comprehensive Shoreland Protection Act Workshop for Local Officials.

Board discussion regarding the workforce workshop meeting to be April 23.

PUBLIC MATTERS:

Interview Potential Alternate – Kristi St. Laurent

Board discussion regarding Ms. St. Laurent's application to become an alternate Planning Board member, go into non-public at the end of the meeting to discuss, Mr. Turner can write Mr. Laurent a letter regarding the outcome, and the bylaws allow for up to four alternates.

Mr. Kolodziej motioned in regards to alternate applicant Kristi St. Laurent, go into non-public at end of meeting, make a decision, and have Mr. Turner notify Ms. St. Laurent. Ms. Skinner seconded. Passed 7-0.

Impact Fees

Board discussion regarding two RSA's that apply to impact fees, the zoning regulations define structures, use categories need to be defined, have Mr. Mayberry clarify and define the categories, the IBC is a good source of classification. Discussion continued getting Bernie Campell's opinion on phased impact fee payments, the phasing of payments, ways to phasing, what mechanism to be used, if a resident/business moves from one lot to another and builds a new structure, does that person get charged? getting a zoning opinion from the Zoning Administrator on structure and how impact fees apply, what about relocating a business such as Delahunty's, a waiver clause could be a mechanism that can be used to assist businesses, a breakdown of impact fee categories, and the classifications need to be defined more clearly.

Public input from Margaret Crisler, 10 Sunridge Road; Roger Hohenberger, 5 Thomas Street; Chris Nickerson, 5 Copps Hill Road; Ross McLeod, 4 Nottingham Road.

Driveway Permits

Board discussion regarding inviting the police and fire departments to attend the next workshop on the 23rd of April, how long has RSA 236:13 been in place, and need to get a legal opinion from our attorney.

Stump Dumps

Board discussion regarding drafting regulations for stump dumps, stump dump needs to be defined, how many stumps make a dump, how will they be removed, and who is responsible?

Waiver Requests

Board discussion of liking the waiver request form pertaining to the site plan and subdivision application process.

Mr. Breton motioned to go into non-public as per Chapter 11 91-A. Ms. Post seconded. Roll call. All yes.

Mr. Kolodziej made a non-public motion to continue the consideration of the applicant while we post for other candidates. Mr. Breton seconded. Passed 7-0.

Mr. Kolodziej motioned to come out of non-public. Mr. Breton seconded. Roll call. All yes.

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 10:00 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted,

Nancy Charland